

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐
no ☒

Property Name: Watkins, Perry House Inventory Number: M:11-1
27130
 Address: 27300 Ridge Road City: Damascus Zip Code: 20872
 County: Montgomery USGS Topographic Map: Damascus
 Owner: Dr. Snow Is the property being evaluated a district? ☐ yes
 Tax Parcel Number: 119 Tax Map Number: FY Tax Account ID Number: _____
 Project: Woodfield Road (CR 124) Extension Agency: Mo. Co. Dept. of Pub. Wrks. And Transp.
 Site visit by MHT Staff: ☐ no ☐ yes Name: _____ Date: _____
 Is the property located within a historic district? ☐ yes ☒ no

If the property is within a district

District Inventory Number: _____

NR-listed district ☐ yes Eligible district ☐ yes District Name: _____

Preparer's Recommendation: Contributing resource ☐ yes ☐ no Non-contributing but eligible in another context ☐

If the property is not within a district (or the property is a district)

Preparer's Recommendation: Eligible ☐ yes ☒ no

Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None

Documentation on the property/district is presented in: Historic Resources Determination of Eligibility Report-Woodfield Rd.

Description of Property and Eligibility Determination: (Use continuation sheet if necessary and attach map and photo)

Architectural Description

27130

The Perry Watkins House is located at 27300 Ridge Road on the west side of Ridge Road north of its intersection with Faith Lane. The house stands near the eastern edge of the 3.2-acre property and faces east towards Ridge Road. There is a short driveway that leads to the north side of the house.

The Perry Watkins House was built in two stages. To the north is a two-story, 2-bay, gable-roofed log building. The interior features a single room on each level, joined by a boxed winder stair. The window sash features four lights on the upper sash; the lower sashes are not intact. There are four-pane, fixed sash windows flanking the later fireplace chimney on the north gable end. Portions of the logs are visible beneath the stair. In the early twentieth century, a 2-story, 2-bay framed section was added on the south. This section features 6/1 sash and plain board trim around doors and windows. The two halves were sheathed with weatherboard siding, and a standing seam metal roof was added, as well as a shed-roofed screened front porch. The house is trimmed with corner boards with small caps and a boxed cornice.

Outbuildings on the property include a gable-roofed tractor shed, several shed-roofed frame sheds, and a shed-roofed building with roof overhang, possibly a wash-house or smokehouse.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ☐ Eligibility not recommended ☒

Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None

Comments: DETERMINED NOT ELIGIBLE IN AUGUST 1991

Tim Garland
Reviewer, Office of Preservation Services

2/11/04
Date

B. Kuntz
Reviewer, NR Program

2/19/04
Date

200304643

**MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM**

Continuation Sheet No. 1

M: 11-1

The Perry Watkins House is vacant and in poor condition. Most windows are not intact and have been boarded up. Plaster walls and ceilings are deteriorating. Little original woodwork is visible on the interior of the log section. The outbuildings are also vacant and deteriorated.

Evaluation

This house stands on a portion of the "Friendship" property purchased by the Moxley family of Claggettville between 1795 and 1802. The property consisted of approximately 500 acres located on both sides of Ridge Road north of Damascus. At some point in the mid-19th century, this parcel was sold to Jeremiah Watkins, a farmer. In 1862, the land was sold to Perry Watkins by Grafton Watkins, executor for Jeremiah Watkins (Deed Book JA 36, page 23). A house in this location is identified as belonging to Perry Watkins on both the 1865 Martenet and 1879 Hopkins maps of Montgomery County and is probably the log portion of the existing house.

In 1892, 75 acres "on the west side of the Public Road leading from Damascus to Claggettville and adjoining the lands of the late Elisha Etchinson" were conveyed to Robert Watkins. An 1893 tax assessment lists \$400 worth of improvements. In 1901, the property was sold by Robert Watkins to Frances Elizabeth Becraft (Deed Book TD 2, page 364). In 1919, the land was sold by owner Franklin Beall to J. Leslie Woodfield (Deed Book 284, page 66). By then, the house is referred to as a tenant house in tax assessment records. The additions and improvements to the older log structure probably date from the Beall or Woodfield family ownership periods.

The Perry Watkins House is not associated with an individual, event, or pattern of event significant on the national, state, or local level and is not NRHP-eligible under Criterion A or B. Log houses such as this were once common throughout Montgomery County, and there are few surviving log houses from this period in the Damascus area. However, the original log section of the Perry Watkins House (probably dating from the mid- to late-nineteenth century) has been obscured by the early twentieth century additions. These additions have compromised the architectural significance of the log portion and have given the Perry Watkins House a twentieth-century appearance. The additions are unexceptional in their own right and have no architectural significance. Thus, the Perry Watkins House has lost its integrity of design, and workmanship and is not NRHP-eligible under Criterion C.

Prepared by: Geoffrey B. Henry

Date Prepared: February 2003

M:11-1



Perry Watkins House
27130 Ridge Road

Perry Watkins House
MHT ID Number M: 11-1
27130 Ridge Road
Damascus

27130

The Perry Watkins House is located at ~~27300~~ Ridge Road. Built in two stages, the house consists of a 2-story, 1-bay log half dating from the mid to late nineteenth-century, to which an early twentieth century frame section was added. The house is vacant and in poor condition. The Perry Watkins House is vacant and in poor condition. Also on the property is a vehicle shed and several other sheds, all dating from the early twentieth century. The outbuildings are also vacant and deteriorated.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M: 11-1

*Demolished
c. 2009*

1. Name of Property

(indicate preferred name)

historic Perry Watkins House

other

2. Location

street and number 27130 Ridge Road N/A not for publication

city, town Damascus vicinity

county Montgomery

3. Owner of Property

(give names and mailing addresses of all owners)

name Dr. Snow

street and number c/o 27130 Ridge Road

telephone

city, town Damascus

state MD

zip code 20872

4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Courthouse liber folio

city, town Rockville tax map FY tax parcel 112 tax ID number

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☒ Other: Maryland Historical Trust

6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> landscape	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> commerce/trade	5
<input type="checkbox"/> site		<input type="checkbox"/> recreation/culture	0
<input type="checkbox"/> object		<input type="checkbox"/> defense	0
		<input checked="" type="checkbox"/> domestic	0
		<input type="checkbox"/> education	0
		<input type="checkbox"/> funerary	5
		<input type="checkbox"/> government	0
		<input type="checkbox"/> health care	0
		<input type="checkbox"/> industry	0
		<input type="checkbox"/> other:	0
			Total
			0

Number of Contributing Resources
previously listed in the Inventory

0

7. Description

Inventory No. M: 11-1

Condition

<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated
<input type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Summary

The Perry Watkins House is located on a 3.2-acre lot at 27130 Ridge Road. Built in two stages, the house consists of a 2-story, 1-bay log half dating from the mid to late nineteenth-century, to which an early twentieth century frame section was added. The house is vacant and in poor condition. Also on the property are a vehicle shed and several other sheds, all dating from the early twentieth century.

Architectural Description

The Perry Watkins House is located on a 3.2-acre lot at 27130 Ridge Road on the west side of Ridge Road north of its intersection with Faith Lane. The house stands near the eastern edge of the 3.2-acre property and faces east towards Ridge Road.. There is a short driveway that leads to the north side of the house.

The Perry Watkins House was built in two stages. To the north is a two-story, 2-bay, gable-roofed log building. The interior features a single room on each level, joined by a boxed winder stair. The window sash features four lights on the upper sash; the lower sashes are not intact. There are four-pane, fixed sash windows flanking the later fireplace chimney on the north gable end. Portions of the logs are visible beneath the stair. In the early twentieth century, a 2-story, 2-bay framed section was added on the south. This section features 6/1 sash and plain board trim around doors and windows. The two halves were sheathed with weatherboard siding, and a standing seam metal roof was added, as well as a shed-roofed screened front porch. The house is trimmed with corner boards with small caps and a boxed cornice.

Outbuildings on the property include a gable-roofed tractor shed, two shed-roofed frame sheds, and a shed-roofed building with roof overhang, possibly a wash-house or smokehouse.

The Perry Watkins House is vacant and in poor condition. Most windows are not intact and have been boarded up. Plaster walls and ceilings are deteriorating. Little original woodwork is visible on the interior of the log section. The outbuildings are also vacant and deteriorated.

8. Significance

Inventory No. M: 11-1

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
X 1800-1899	X architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
X 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____	

Specific dates

Architect/Builder Unknown

Construction dates mid-19th century

Evaluation for:

☒ National Register

☒ Maryland Register

☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

History

This house stands on a portion of the "Friendship" property purchased by the Moxley family of Claggettville between 1795 and 1802. The property consisted of approximately 500 acres located on both sides of Ridge Road north of Damascus. At some point in the mid-19th century, this parcel was sold to Jeremiah Watkins, a farmer. In 1862, the land was sold to Perry Watkins by Grafton Watkins, executor for Jeremiah Watkins (Deed Book JA 36, page 23). A house in this location is identified as belonging to Perry Watkins on both the 1865 Martenet and 1879 Hopkins maps of Montgomery County and is probably the log portion of the existing house.

In 1892, 75 acres "on the west side of the Public Road leading from Damascus to Claggettville and adjoining the lands of the late Elisha Etchinson" were conveyed to Robert Watkins. An 1893 tax assessment lists \$400 worth of improvements. In 1901, the property was sold by Robert Watkins to Frances Elizabeth Becraft (Deed Book TD 2, page 364). In 1919, the land was sold by owner Franklin Beall to J. Leslie Woodfield (Deed Book 284, page 66). By then, the house is referred to as a tenant house in tax assessment records. The additions and improvements to the older log structure probably date from the Beall or Woodfield family ownership periods.

9. Major Bibliographical References

Inventory No. M: 11-1

Montgomery County Deed records: Liber 4389, folio 433

Martenet (1865) and Hopkins (1879) Maps of Montgomery County4

10. Geographical Data

Acreage of surveyed property 3.2 acres

Acreage of historical setting _____

Quadrangle name Damascus

Quadrangle scale: _____

Verbal boundary description and justification

The boundary is shown in a survey contained in Deed Book 4389, page 433 and includes the property associated with the main house on the property.

11. Form Prepared by

name/title Geoffrey B. Henry, Lead Architectural Historian

organization GAI Consultants, Inc.

date November 2002

street & number 570 Beatty Road

telephone 412-856-6400

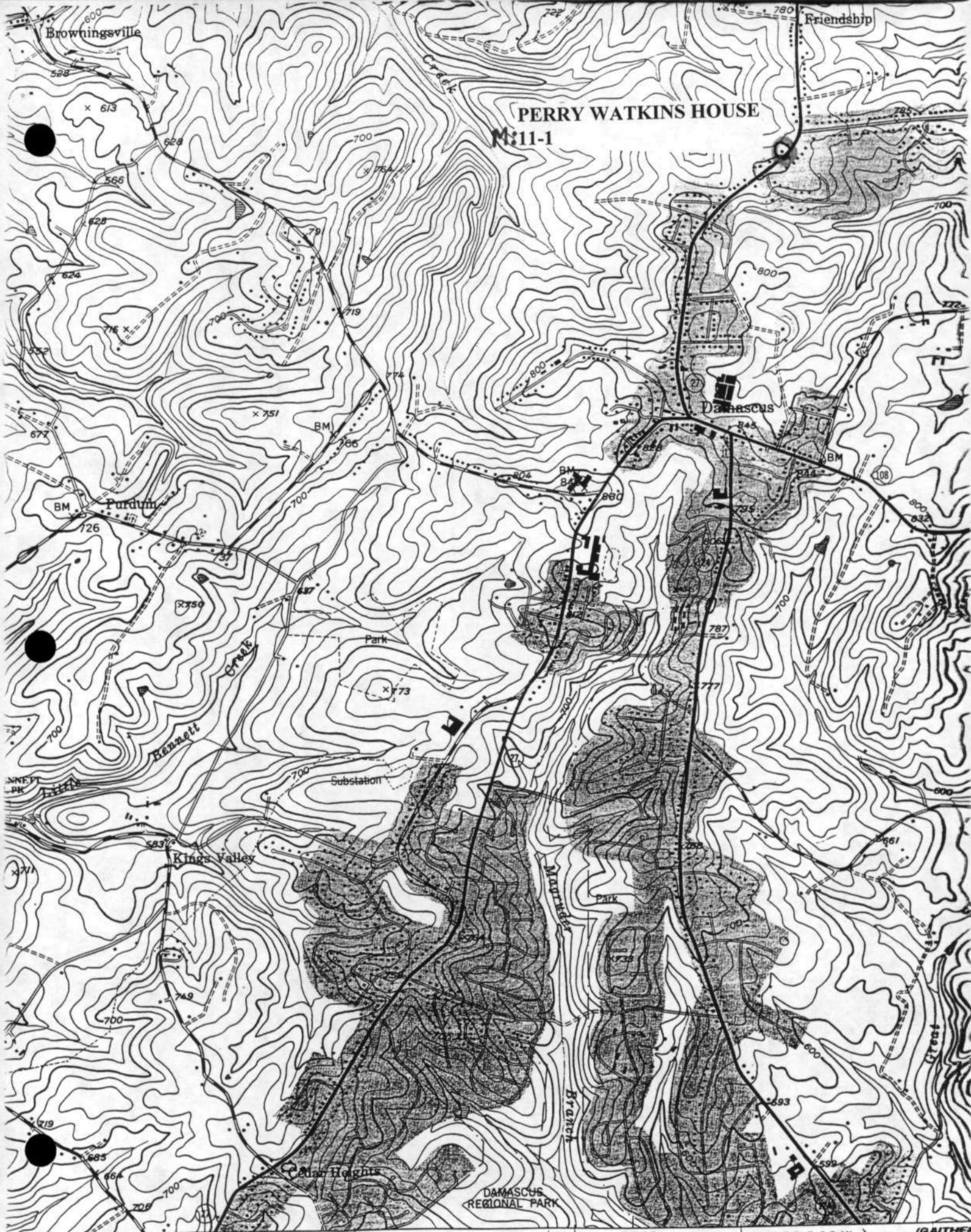
city or town Monroeville

state PA

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place



PERRY WATKINS HOUSE

M:11-1



HISTORIC
HOUSE

DEYER
PRODUCED
HERE

BENNETT CREEK HEADWATERS ASSOC.
ENVIRONMENT PROTECTION

THE BAY STARTS HERE!

WATERWAYS

← PUTUXENT EAST POTOMAC WEST →

SAVE DONT PAVE!

M: 11-1

PERCY WATKINS HOUSE

27300 RIDGE ROAD, DAMASCUS

MONTGOMERY

G. HEWITT 11/12

MD - SHPD

1/2

LOOKING SOUTHWEST

Maryland Historical Trust

Maryland Inventory of

Historic Properties Form

Inventory No. M:11-1

1. Name of Property (indicate preferred name)

historic Perry Watkins Farm

other Moxley Farm

2. Location

street and number 27130 Ridge Road ___ not for publication

city, town Damascus ___ vicinity

county Montgomery

3. Owner of Property (give names and mailing addresses of all owners)

name Margaret T. Snow

street and number P O Box 3669 telephone

city, town Silver Spring state MD zip code 20918-3669

4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Courthouse liber 15418 folio 284

city, town Rockville tax map FY41 tax parcel P400 tax ID 12 00937213

5. Primary Location of Additional Data

___ Contributing Resource in National Register District

___ Contributing Resource in Local Historic District

___ Determined Eligible for the National Register/Maryland Register

___ Determined Ineligible for the National Register/Maryland Register

___ Recorded by HABS/HAER

___ Historic Structure Report or Research Report at MHT

___ Other: _____

6. Classification

Category	Ownership	Current Function		Resource Count	
___ district	___ public	___ agriculture	___ landscape	Contributing	Noncontributing
x building(s)	x private	___ commerce/trade	___ recreation/culture	___	___ buildings
___ structure	___ both	___ defense	___ religion	___	___ sites
___ site		___ domestic	___ social	___	___ structures
___ object		___ education	___ transportation	___	___ objects
		___ funerary	___ work in progress	___	___ Total
		___ government	___ unknown		
		___ health care	___ vacant/not in use	Number of Contributing Resources previously listed in the Inventory	
		___ industry	___ other:		

7. Description

Inventory No. M:11-1

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The Perry Watkins House is a two-part log house on Ridge Road, north of the Damascus town center. The house dates from the mid-1800s, probably from about the time the Watkins family acquired the property in 1848. Greek Revival influence is seen in wide exterior corner boards and on the mantel cornice and pilasters.

HOUSE, EXTERIOR

The Perry Watkins House is a low, one and a half story, side-gable, log house that faces east on Ridge Road. The main log block was built in two sections: a three by two bay north section and a two by two bay south section. The south section was constructed with an additional log wall built against the south wall of the north block. The two sets of log walls are visible through a cutaway opening under the west box staircase.

Roof rafters are whole log. The side gable roof is covered with standing seam metal and has a box cornice. Internal stove chimneys are on each gable end. Rafters are whole log. The house is sheathed with weatherboard siding, approximately 5-7 inches tall with 1-2" overlap, and has wide corner boards.

The north section is three bays wide, with, on the first level, windows flanking a door. Placement of windows on the upper level corresponds with the first level. The two-bay south section has a door in the south bay, surmounted by a window on the upper level. Windows are 6/6 sash, measuring just over 2 feet wide and three feet tall. The north gable end has paired 4/4 windows.

On the west façade, a central door opening has been covered with siding.

A shed roof porch extends across the entire east façade. Its roof is standing seam metal and its sides have been partially enclosed with screening.

A one-story, shed roof kitchen addition on the west (rear) side has 6/1 sash windows. On the north side of the addition is a screen porch with concrete deck.

HOUSE, INTERIOR

The north section has one large room on each level. On the first level, the room had front and back doors opposite each other, which would have allowed good air circulation in the summer. The back door was closed off at some point. The ceiling lathe is circular sawn. A box staircase is located on the west (rear) wall, on the south end. A simple mantelpiece on the north wall has an approx. 8 in wide cornice with 6in. wide pilasters. This Greek Revival-influenced mantel is typical of modest mid-century houses. It bears similarity with the secondary mantels found, for example, at Willow Grove (c1850), #23-115. Above the mantel is a circular stovepipe opening.

The south section has one small room on each level. A box staircase is on the east wall, north of the doorway. The ceiling of the lower room is beaded tongue and groove. A small bathroom was installed in the southwest corner.

The rear kitchen wing has a pressed metal ceiling over lathe, covered with drywall. Roof rafters (approximately 3 in by 8 in) are circular sawn.

OUTBUILDINGS

South of the dwelling house is a frame domestic outbuilding, dating from the late 19th century. It has board and batten siding and a projecting, front gable roof. The original wood shingle roofing material is partially covered or replaced by standing seam metal. The structure has a wooden floor which would have precluded its use as a smokehouse or dairy. The building may have been a wash

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house. Further inspection is needed to determine if a chimney once stood on the west side, as would have been indicative of a wash house.

North west of the dwelling house is a double corn crib with central wagon pass-through. Supported on stone piers, the braced-frame structure has flush board vertical siding.

Stone foundations north of the house are the remains of a small bank barn destroyed in the late 20th century by an arsonist.¹

Nearby stands a shed roof, board and batten outbuilding. Farther west stands another shed-roof outbuilding has wide, weatherboard siding.

¹The barn was destroyed c1974-1990. It was standing when the site was surveyed in 1973. The present owner, Margaret Snow, said in an interview 3-2002 that the barn had burned down at least 10 years ago.

8. Significance

Inventory No. M:11-1

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____	

Specific dates 1848

Architect/Builder

Construction dates

Evaluation for:

☐ National Register

☐ Maryland Register

☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

The Perry Watkins House is significant as a well-preserved example of a log house built in the mid 19th century and expanded in the post-Civil War era. Though log houses such as the Perry Watkins House were once the most common residence in the Damascus area in the early and mid 1800s, today there are few that remain. This house is the earliest intact residence of the Watkins family, who were among the early settlers in the area.

The tract of land on which present house stands has been called Mt Radnor and Henry and Elizabeth. Bernard Gilpin owned the tract of about 100 acres and sold it in 1807 to Paul Summers, for 200 pounds. Bernard Gilpin, and his wife Sarah Thomas, whom he married in 1793, lived at Cherry Grove (1793-99) and Mt. Airy (1799), Sandy Spring. Sarah was the daughter of Sandy Spring settler Richard Thomas. Gilpin, a native of Chadds Ford, Pennsylvania, was a maker of felt hats who operated a shop near Mt. Airy. Gilpin was a member of Sandy Spring Friends Meeting.²

Paul Summers owned the property for 41 years, from 1807 to 1848. Paul Summers may well have built a house here. His family had a cemetery on a half-acre lot on the road for which they retained ownership after they sold the land.³ In 1848, Summers moved to Ohio, selling the property for \$350 to Jeremiah Watkins. Paul Summers and a Nicholas Watkins both moved from Montgomery County to Guernsey County, Ohio. Jeremiah Watkins was probably the Jeremiah Watkins (1787-1856), oldest son of Nicholas Watkins (1763-1848).⁴

Jeremiah Watkins already owned adjacent land in the vicinity, before his 1848 purchase. He had bought 1½ acres in 1828 from Lewis & Jemima Barber. That land was also west side of Ridge Road, on Mt. Radnor tract, next to Henry & Elizabeth. The cost was \$105, indicating there were improvements on the property. Four years later, he added 4 acres on Mt. Radnor, next to Henry & Elizabeth Enlarged, from Paul Summers, for \$25—probably unimproved.⁵ The

²Deed P:311. Mt. Airy, Resource 28/3, Maryland Historical Trust Inventory Form, Mary Kendall Shipe, 1987. Farquhar, p116. Martha Nesbitt and Mary Reading Miller, *Chronicles of Sandy Spring Friends Meeting and Environs*, 1987, pp 48 & 73. Gilpin's second wife was Letitia Canby. From his Mt. Airy house, Gilpin is said to have aided slaves escaping on the Underground Railroad.

³Deed STS 3:376.

⁴Hurley, William Neal, Jr. *The Watkins Families*. Bowie, Md: Heritage Books, 1997.

⁵Deeds BS 2:25; BS 5:208. A Jeremiah Watkins, who was a tenant tobacco farmer, was, in 1807, leasing a 125-acre parcel of Partnership tract in Potomac (River Road and Piney Meetinghouse Road) from Harwood family of Annapolis, Deed O: 95-6.

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Continuation Sheet

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area was known as Mount Radnor, a name that still appears on current tax maps. The place name Mount Radnor dates from as early as the 1770s. Evan Thomas (b1738) of Mount Radnor gave furniture and livestock from his Mount Radnor farm to pay militia fines in 1774. In 1791 he had to sell the farm for penalties from preaching without taking an oath of allegiance. Just north of Perry Watkins house was a school known as Mount Radnor, established by 1861, possibly as early as 1830s. In 1868 the school had 72 students. School lot sold to School Board by Caleb Watkins, 1878, one quarter-acre lot.⁶

The Watkins family owned this property 1848-1901. Though the property was under Jeremiah's name, Perry Watkins was living in or near present house by 1865, and still in 1879. Perry was the first cousin of Jeremiah. Jeremiah Watkins, son of Nicholas, died in 1856. For an unknown reason, Perry didn't obtain official title of the property until 1892. Perhaps it was related to a need to have his affairs in order when his wife died that year.⁷

Perry G. Watkins (born c1826) may well have settled on the land on or about his marriage to Dorothy A Hilton (1828-1892), in 1851. In 1850, he had been living with his brother William. By 1865 he was living in the house on Ridge Road, according to the Martenet and Bond map. Living in the same house with Perry and Dorothy, in 1880, were their daughter Cordelia, her husband and son.⁸ Perry's parents were Gassaway Watkins (1772-1851) and Arianna

⁶E. Guy Jewell, *History of Damascus*, 1976. Deed EBP 23: 47. Hiebert & MacMaster, 47-8. On the opposite side of the road from the Perry Watkins House lived Luther M. Watkins, by 1865 (Martenet & Bond map). Luther Watkins, son of Perry & Jeremiah's cousin Alpha, taught at Mt Radnor School for many years, took his exam with School Board 1860. Grafton Watkins, son of Jeremiah, lived further north, (Martenet and Bond, 1865 map).

⁷Martenet and Bond, 1865. Hopkins, 1879. Hurley, p87.

⁸William Neal Hurley, Jr. *The Watkins Families*. Heritage Books: Bowie, Md, 1997, p87, states birthdate c1826. Perry's wife spelled Dorothea A. in Deed 6:58, December 31, 1868. Martenet and Bond map, 1865. Census data reported in Hurley p85 (1850); p87 (1860); p88 (1880).

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Name

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Norwood Watkins (1790-). His children were: Oliver (b1840, mother unknown), Cordelia (b1853); Thomas F. or Francis T. (c1854); Vernon U.S. (c1856); and Robert Bart (c1859-1906, mother Susanna Ruth Etchison).

Dorothy died in 1892 and was buried in the Damascus Methodist Church cemetery. That year, Perry received official title of the land. Perry appears to have continued to live in the house, even after he conveyed title to his son Robert in 1898, and after he remarried in 1899. An item in the Montgomery Sentinel announced that Perry G. Watkins, about 73, of Damascus married Mrs. Emily Lewis, about 67, of Montgomery County, at the parsonage of the Methodist Episcopal Church, Frederick, in early December 1899.⁹

In 1908 the parcel was divided and the house with some 48 acres conveyed to Franklin Beall.

Lena E. Moxley obtained the property in 1925. Lena (b1898) was the daughter of Bradley and Rebecca Watkins. In 1944, the property was placed under ownership of Lena and her husband Floyd S. Moxley (1895-1974), who resided at Friendship (#10/1), the Moxley homestead. After Floyd died in 1974, the property conveyed to son F. K. Maloy Moxley and his wife Ruby Garland, who sold it the same year, in 1980.¹⁰

⁹Robert did not appear to have lived at the house in question. The 1900 census lists him living near Cedar Grove and his children attending Cedar Grove School. Transcript by Dona Cuttler. Hurley states Robert lived in Bartholows MD where his children were born, p88. Genealogical Abstracts, Montgomery Sentinel. Ages given--70 and 60—appear to be only approximate. The census of 1900 gives birth dates as 1825 for Perry and 1832 for Emily [Emaline].

¹⁰Farquhar, p163. Deeds 372:138; 944:115; 5501:193; 5544:707. 1900 census, Dona Cuttler transcript, pp136 &149.

Maryland Historical Trust

Maryland Inventory of

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Historic Properties Form

Name
Continuation Sheet

Number 8 Page

11/1 Perry Watkins House, Chain of Title

1807	Paul Summers from Bernard Gilpin Resurvey on Mount Radnor. 200 pounds for 97 ½ acres and additional 4- acre lot. ¹¹ August 24, 1807 Deed N:406 (Another deed dated 6-27-1811 seems to clarify/confirm this transaction. Deed P:311)
1848	Jeremiah Watkins , from estate of Paul Summers (of Guernsey County, Ohio) \$350 for 100 acres, Henry and Elizabeth. Property included mention of cemetery on ½ acre lot on ridge or quaker road, for which Summers retained right of ownership. ¹² Land conveyed to Summers by Gilpin. March 21, 1848 STS 3: 376
1892	Perry Watkins , from Grafton Watkins, executor of will of Jeremiah Watkins \$2000 for land in election district 12 part of Henry and Elizabeth November 5, 1892 JA 36:23
1898	Robert B. Watkins for \$2000 From Perry G. Watkins, widow. 2 tracts of land 1892 land from Jeremiah Watkins, and 1872 land from John Warfield (7 acres?)*. Total 75 acres? 94¼ acres March 17, 1898 TD 2:364
1901	Elizabeth Becraft , from Robert B and Sallie L. Watkins Part Henry and Elizabeth Enlarged, and part Mount Radnor 94¼ acres August 8, 1901 TD 17:380
1908	Franklin E Beall from Frances E and John L Becraft \$1261.37 48 acres, 2 roods, 2 sq perches Part of Mount Radnor land Becrafts obtained from Watkins. February 10, 1908 198:426
1919	J. Leslie & Clyta B. Woodfield from Franklin E. and Ethel M. Beall \$5 50 acres. Property on the west side of the State Road leading from Damascus to Ridgeville, being part of the tract "Mount Radnor" Described in two conveyances to Beall ¹³ PBR 284:66
1925	Lena E Moxley from J. Leslie & Clyta B. Woodfield \$1000 50 acres and 2 sq perches March 13, 1925 372:138

¹¹Land described as being next to Elisha Etchison lot

¹²Paul Summers conveyed a 4-acre tract to Jeremiah Watkins in 1832, part of Mount Radnor, for \$25. Jan 9, 1832 Deed BS5:208. In 1850, Watkins obtained 116 ¾ acres for \$100 from Nicholas Watkins of Guernsey County, Ohio. Note connection with Paul Summers of same Ohio county. 12-25-1850 STS 5:154.

¹³Second tract is 8 acres from Eli T and Mary W Lawson, December 12, 1908 JLB 222:67
to Franklin E Beall for \$150. Now 27100 Ridge Road. Part of land Lawsons obtained from Conrad Foggs Jan 21, 1907
192:228. Pt of Resurvey on Silent Valley.

Maryland Historical Trust

Maryland Inventory of

Inventory No.M:11-1

Historic Properties Form

Name
Continuation Sheet

Number 8 Page

1944	Lena E. & Floyd S. Moxley (Floyd died July 23, 1974) 50 acres, 2 sq perches \$10 July 27, 1944 944:115
March 1980	F. K. Maloy Moxley and Ruby J. Moxley From Lena E Moxley, widow. 50 acres & 2 sq perches March 20, 1980 5501:193
July 1980	Nasser & Kathleen Javadpour et al , P400, 50 acres & 2 sq perches July 10, 1980 Deed 5544:707
1998 to present	Margaret T. Snow , pt Henry & Elizabeth tract Deed 15418:284

Additional land owned by **Perry Watkins**, which was part of Elisha Etchison estate. The 100-acre Gilpin-Summers-Watkins property (11/1 property in question) was adjacent to Elisha Etchison land (per above 1807 deed). An 1851 deed for 1/4 acre school house lot describes it as being adjacent to lane leading from Elisha Etchison house to Ridge Road. (Deed STS 5:537-8)

1868	From estate of Elisha Etchison 51 5/8 acres, part of Henry & Elizabeth Enlarged, paid \$405. December 13, 1868 Deed EBP 6:59 (copy of deed in file) Land conveyed back, in same month, to Green S. Etchison Deed EBP 6:58
1872	From John and Lousetta Warfield 7 acres, Mount Radnor, paid \$140 on west side of public road from Damascus to Ridgeville Warfields purchased from estate of Elisha Etchison, (bounded by lands of Perry Watkins purchased by him of Grafton Watkins, executor of last will of Jeremiah Watkins) January 13, 1872 Deed EBP 9:211

9. Major Bibliographical References

Inventory No. ^{M:} 11-1

Cuttler, Dona L. *The Genealogical Companion to Rural Montgomery Cemeteries*. Bowie, Md: Heritage Books, 2000.

Genealogical Abstracts, *Montgomery County Sentinel*, 1900-1934 (2 vols), Montgomery County Historical Society.

Hurley, William Neal, Jr. *The Watkins Families*. Bowie, Md: Heritage Books, 1997.

10. Geographical Data

Acreage of surveyed property 50.01 acres

Acreage of historical setting 100 acres

Quadrangle name _____ Quadrangle scale: _____

Verbal boundary description and justification

11. Form Prepared by

name/title Clare Lise Cavicchi

organization M-NCPPC date 3-2003

street & number 8787 Georgia Avenue telephone 301-563-3400

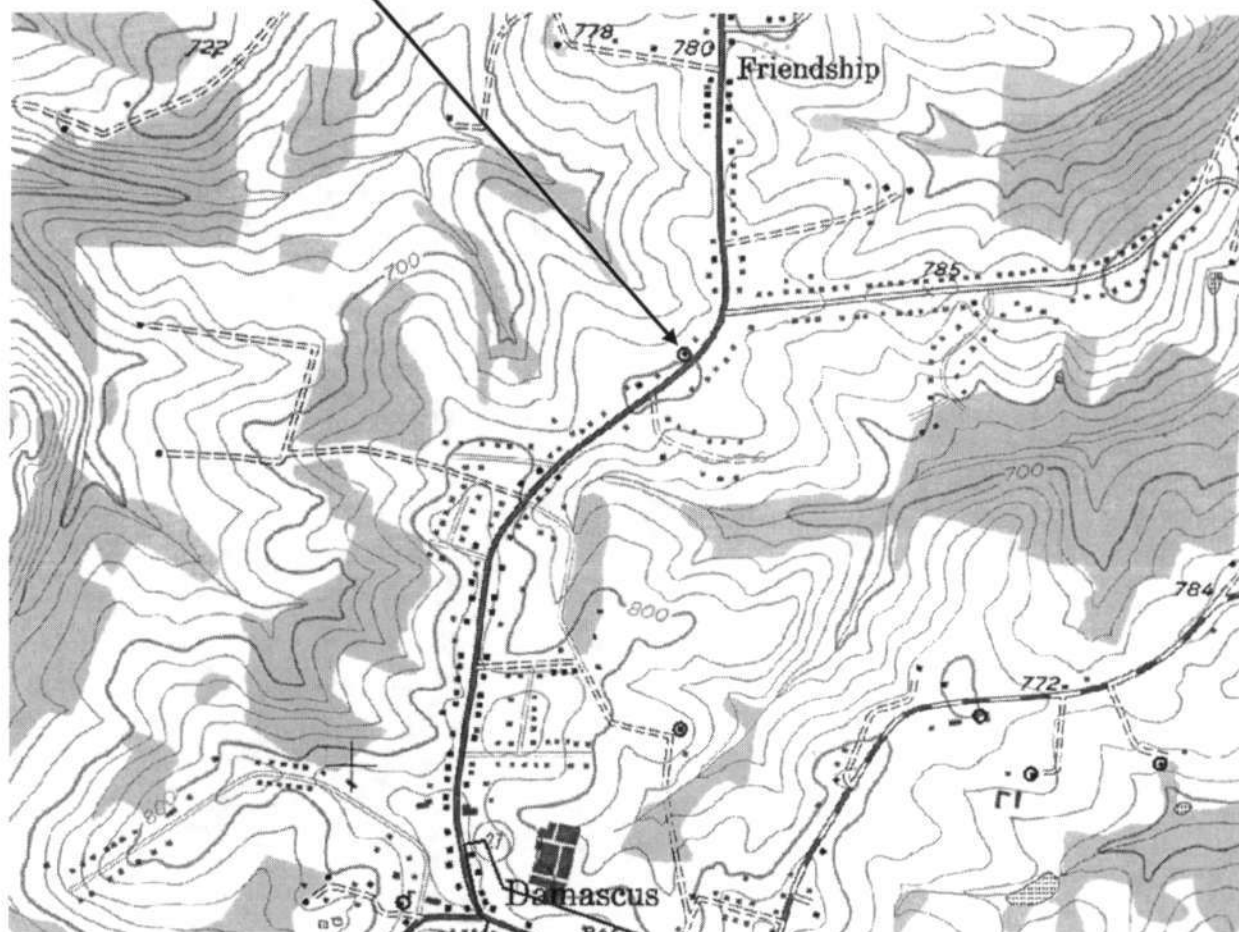
city or town Silver Spring state MD

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

M: 11-1
Perry Watkins Farm (Moxley Farm)
27130 Ridge Road
Montgomery County
Damascus Quad



M:11-1

NOTE TO FILE

Historic Sites Research and/or Photography
By Clare Lise Kelly, M-NCPPC
Formerly Clare Lise Cavicchi
301-563-3402

5-2009

M: 11/1



M: 11/1 PERRY WATKINS HOUSE
27130 RIDGE RD

SW FACADE

014 BA010ANX0N NNN- 1 0064

007

CUSTOM BW

16442

CLARE CAVICCHI KELLY

3-28-2002

M: 11/1 PERRY WATKINS HOUSE
27130 RIDGE RD

008 BA010ANX0N NNN- 3 0064

MAIN SE FACADE

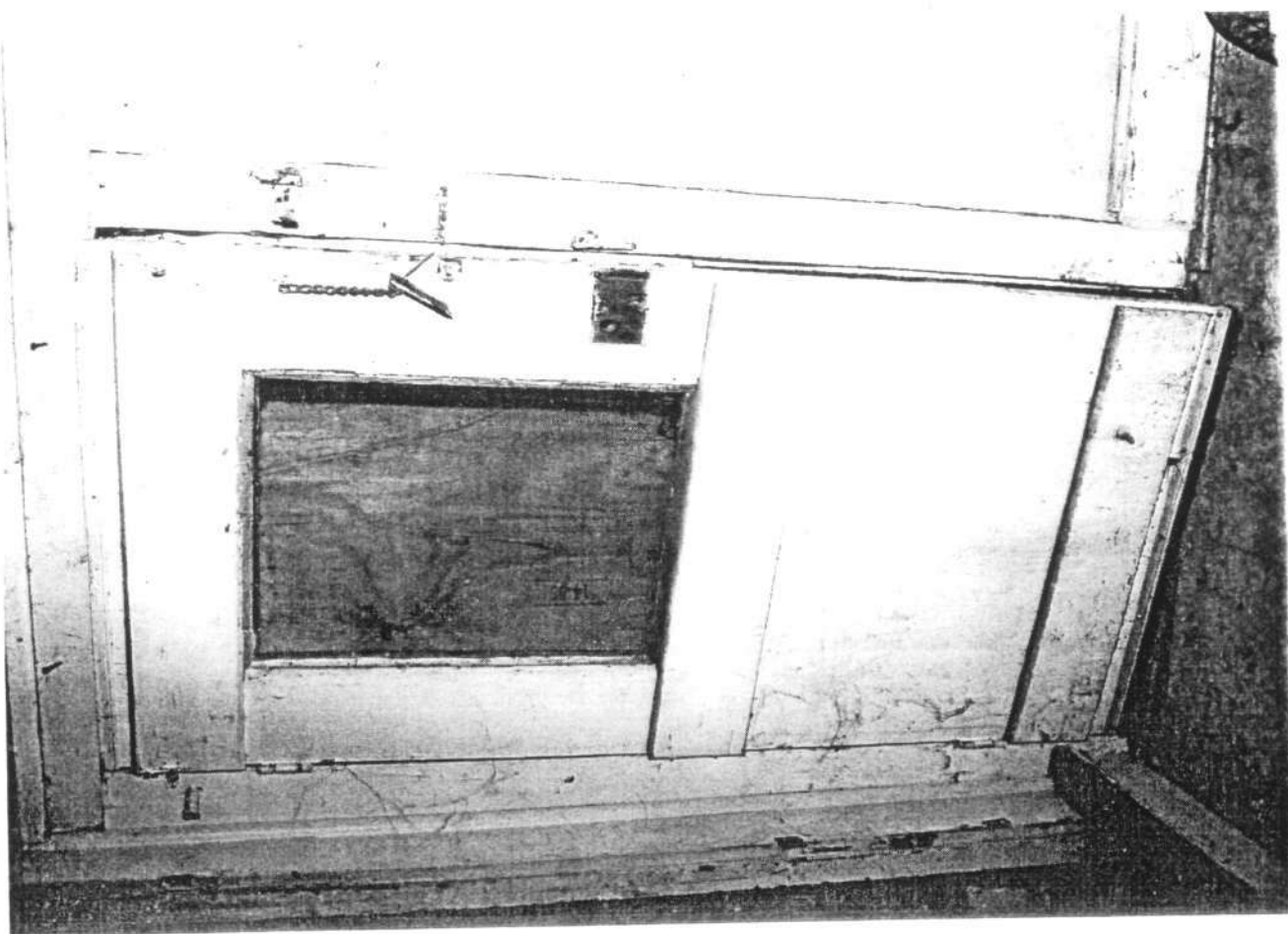
004

CUSTOM BW

16439

CLARE CAVICCHI KELLY

3-28-2002



M: 11-1

PERRY WATKINS HOUSE

27130 RIDGE RD

LOGS CUT AWAY

SOUTH WALL UNDER LOG SIXTHS

MAIN (KITCHEN) ROOM

CLARE CAVICCHI KELLY

12-2002

M: 11-1

PERRY WATKINS HOUSE

27130 RIDGE ROAD

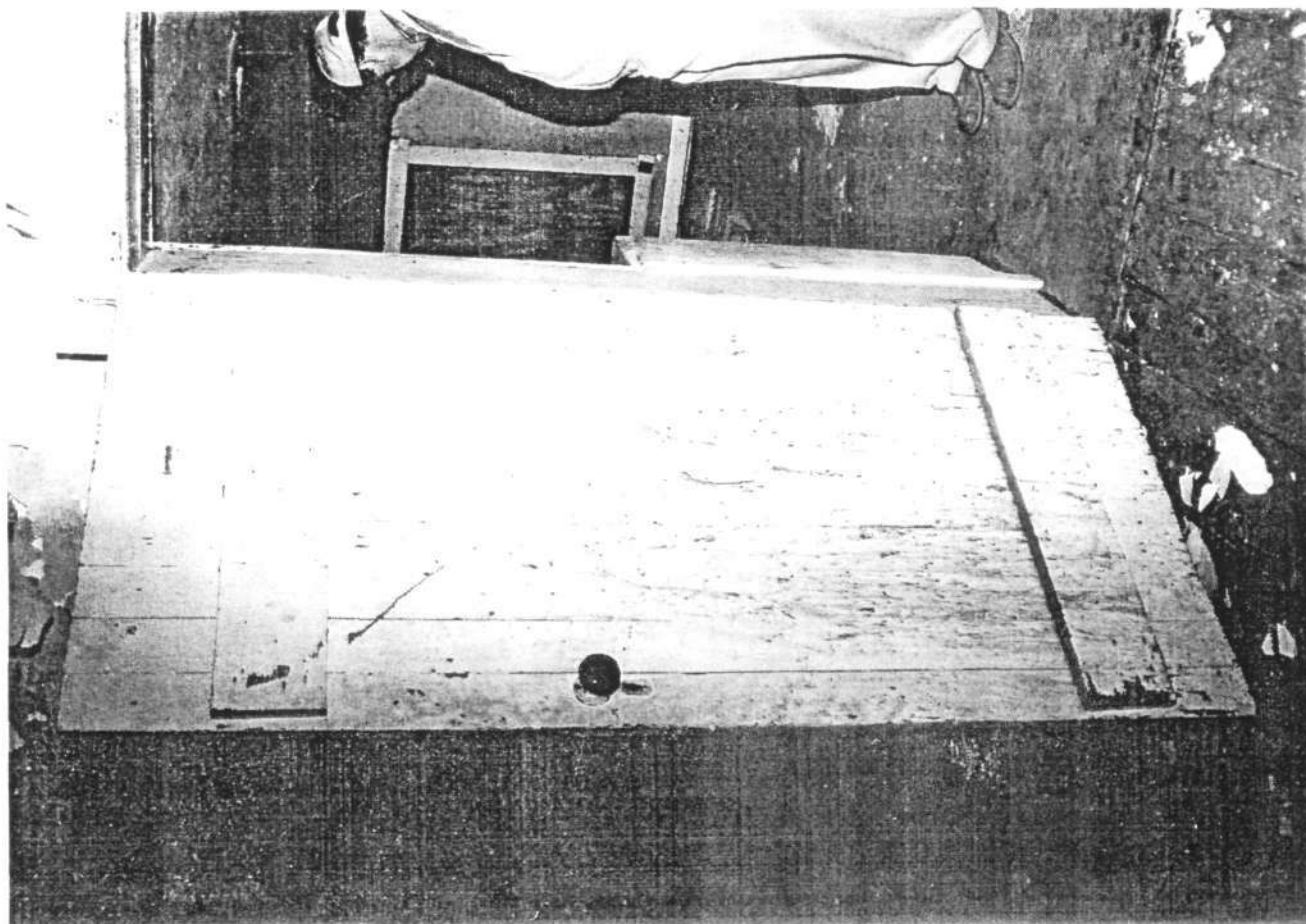
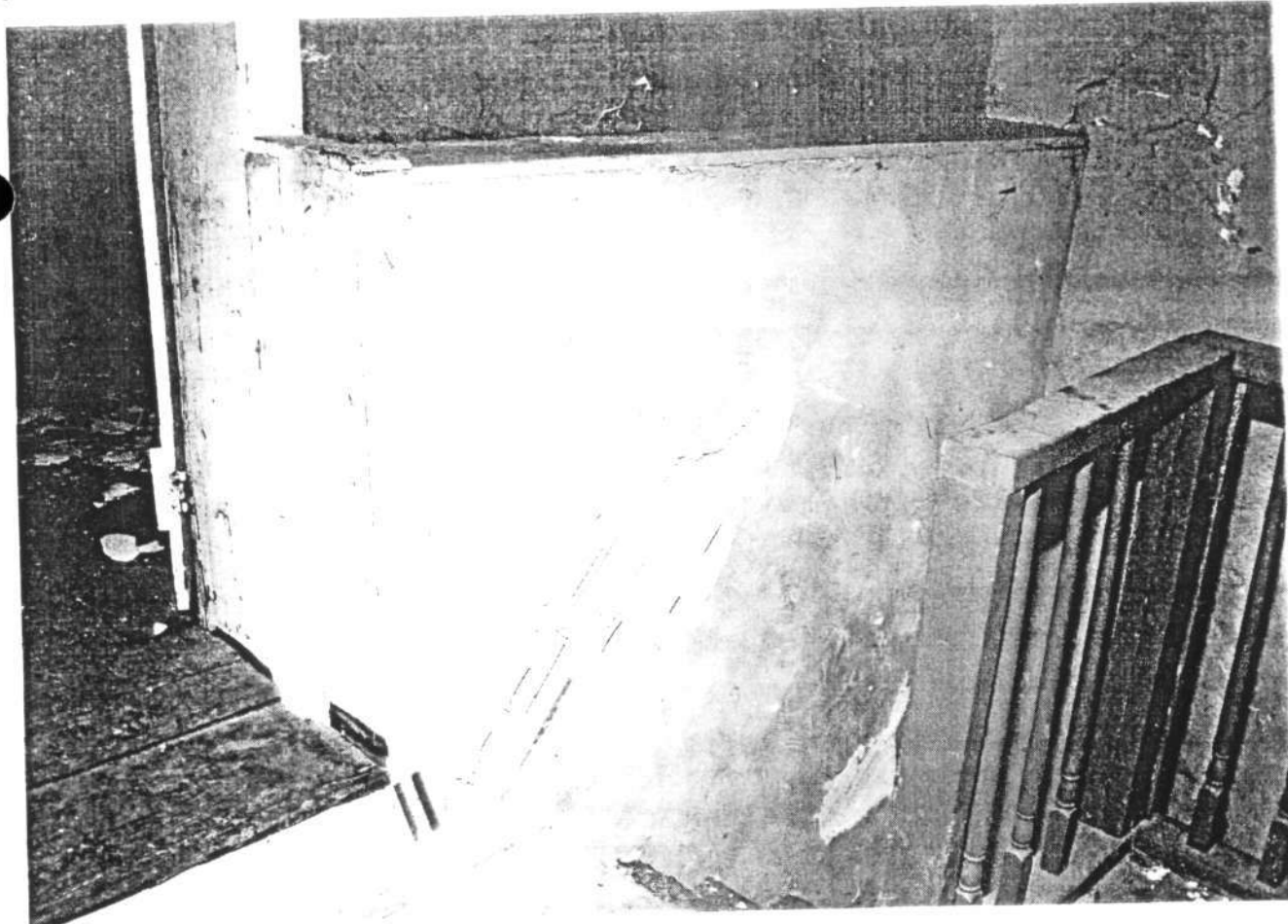
INTERIOR, SIDE

DOOR ON EAST PORCH

SOUTH ROOM

CLARE CAVICCHI KELLY

12-2002



M: 11-1 PERKY WATKINS HOUSE
27130 RIDGE ROAD

UPPER LEVEL BOXSTAIR
NORTH ROOM

CLARE CAVICCHI KELLY
12-2002

M: 11-1 PERKY WATKINS HOUSE
27130 RIDGE ROAD

SECOND LEVEL DOOR
NORTH ROOM SOUTH WALL
LOOKING INTO SOUTH ROOM

CLARE CAVICCHI KELLY
12-2002

M:11-1



M: 11/1 PECKY WATKINS HOUSE

27130 RIDGE RD

OUTBUILDING (SMOKEHOUSE ?)

012 BA010ANX0N NNN- 3 0064

WEST OF DWELLING

006

CUSTOM DW

16441

CLARE CAVICCHI KELLY

328-2002

M: 11/1 PECKY WATKINS HOUSE

27130 RIDGE RD

CORN CRIB

006 BA010ANX0N NNN- 3 0064

SE FACADE

003

CUSTOM DW

16438

328-2002

CLARE CAVICCHI KELLY

MARYLAND
HISTORICAL



TRUST

William Donald Schaefer
Governor

Jacqueline H. Rogers
Secretary, DHCD

INDIVIDUAL PROPERTY/DISTRICT
MARYLAND HISTORICAL TRUST
INTERNAL NR-ELIGIBILITY REVIEW FORM

Property/District Name: Perry Watkins House, Ridge Rd opposite Survey Number: M-11-1
Gue Road, Montgomery County
Project: MD 27 from MD 35.5 to MD 80 Agency: SHA

Site visit by MHT Staff: ☒ no ☐ yes Name _____ Date _____

Eligibility recommended ☒ Eligibility not recommended ☒

Criteria: ☐ A ☐ B ☒ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None

Justification for decision: (Use continuation sheet if necessary and attach map)

*Information submitted with the project indicates that
the property does not meet criteria for individual listing
and that it lacks integrity.*

Documentation on the property/district is presented in: Inventory Form # M-11-1

and project file

Prepared by: Michael Dwyer, Senior Park Historian Rita Suppness, SHA

Elizabeth Hannan

Reviewer, Office of Preservation Services

8/30/91

Date

NR program concurrence: ☒ yes ☐ no ☐ not applicable

R. Lindman

Reviewer, NR program

30 Aug 91

Date

Survey No. M-11-1

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA - HISTORIC CONTEXT

I. Geographic Region:

☐ Eastern Shore (all Eastern Shore counties, and Cecil)
☐ Western Shore (Anne Arundel, Calvert, Charles,
Prince George's and St. Mary's)
☒ Piedmont (Baltimore City, Baltimore, Carroll,
Frederick, Harford, Howard, Montgomery)
☐ Western Maryland (Allegany, Garrett and Washington)

II. Chronological/Developmental Periods:

☐ Paleo-Indian 10000-7500 B.C.
☐ Early Archaic 7500-6000 B.C.
☐ Middle Archaic 6000-4000 B.C.
☐ Late Archaic 4000-2000 B.C.
☐ Early Woodland 2000-500 B.C.
☐ Middle Woodland 500 B.C.- A.D. 900
☐ Late Woodland/Archaic A.D. 900-1600
☐ Contact and Settlement A.D. 1570-1750
☐ Rural Agrarian Intensification A.D. 1680-1815
☒ Agricultural-Industrial Transition A.D. 1815-1870
☐ Industrial/Urban Dominance A.D. 1870-1930
☐ Modern Period A.D. 1930-Present
☐ Unknown Period (☐ prehistoric ☐ historic)

III. Prehistoric Period Themes:

☐ Subsistence
☐ Settlement

☐ Political
☐ Demographic
☐ Religion
☐ Technology
☐ Environmental Adaption

IV. Historic Period Themes:

☐ Agriculture
☒ Architecture, Landscape Architecture,
and Community Planning
☐ Economic (Commercial and Industrial)
☐ Government/Law
☐ Military
☐ Religion
☐ Social/Educational/Cultural
☐ Transportation

V. Resource Type:

Category: BuildingHistoric Environment: RuralHistoric Function(s) and Use(s): Dwelling

Known Design Source: _____

1600765504

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM
for the
NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

SEE INSTRUCTIONS

1. NAME					
COMMON:					
AND/OR HISTORIC: Perry Watkins House					
2. LOCATION					
STREET AND NUMBER: (Ridge Road) Rte. 27, opposite Gue Road					
CITY OR TOWN: North of Damascus					
STATE: Maryland			COUNTY: Montgomery		
3. CLASSIFICATION					
CATEGORY (Check One) <input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		OWNERSHIP <input type="checkbox"/> Public Public Acquisition: <input checked="" type="checkbox"/> Private <input type="checkbox"/> In Process <input type="checkbox"/> Both <input type="checkbox"/> Being Considered		STATUS <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	ACCESSIBLE TO THE PUBLIC Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)					
<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments	
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)		
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious			
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific			
4. OWNER OF PROPERTY					
OWNER'S NAME: Mrs. Floyd Moxley					
STREET AND NUMBER: Ridge Road					
CITY OR TOWN: Damascus			STATE: Maryland		
5. LOCATION OF LEGAL DESCRIPTION					
COURTHOUSE, REGISTRY OF DEEDS, ETC: Montgomery County Courthouse					
STREET AND NUMBER:					
CITY OR TOWN: Rockville			STATE: Maryland		
Title Reference of Current Deed (Book & Pg. #):					
6. REPRESENTATION IN EXISTING SURVEYS					
TITLE OF SURVEY:					
DATE OF SURVEY: <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local					
DEPOSITORY FOR SURVEY RECORDS:					
STREET AND NUMBER:					
CITY OR TOWN:			STATE:		

7. DESCRIPTION

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

This is a low, two story frame farmhouse that faces east on Ridge Road. There are three bays on the main (east) facade and over the windows are 6/6, double-hung, except for those on the gable-ends that are 4/4. Stove chimneys are internal on each end, and the house is sheathed with clapboards. The very low ceiling height suggests the house may have been started as a log cabin. There is a later, one-story, shed-roof addition on the rear. Nearby is a small, frame bank barn.

House appears as "Perry Watkins" on maps of 1865 and 1878.

SEE INSTRUCTIONS

8. SIGNIFICANCE**PERIOD (Check One or More as Appropriate)**

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known)**AREAS OF SIGNIFICANCE (Check One or More as Appropriate)**

- | | | | |
|---|---------------------------------------|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Phi- | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | losophy | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Architecture | <input type="checkbox"/> Social/Human- | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Literature | itarian | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | <input type="checkbox"/> Transportation | _____ |

STATEMENT OF SIGNIFICANCE

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	0 0 0	0 0 0		0 0 0	0 0 0	
NE	0 0 0	0 0 0		0 0 0	0 0 0	
SE	0 0 0	0 0 0		0 0 0	0 0 0	
SW	0 0 0	0 0 0		0 0 0	0 0 0	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreage Justification:

11. FORM PREPARED BY

NAME AND TITLE:

Michael F. Dwyer, Senior Park Historian

ORGANIZATION

M-NCPPC

DATE

10/25/73

STREET AND NUMBER:

8787 Georgia Ave.

CITY OR TOWN:

Silver Spring

STATE

Maryland

12.

State Liaison Officer Review: (Office Use Only)

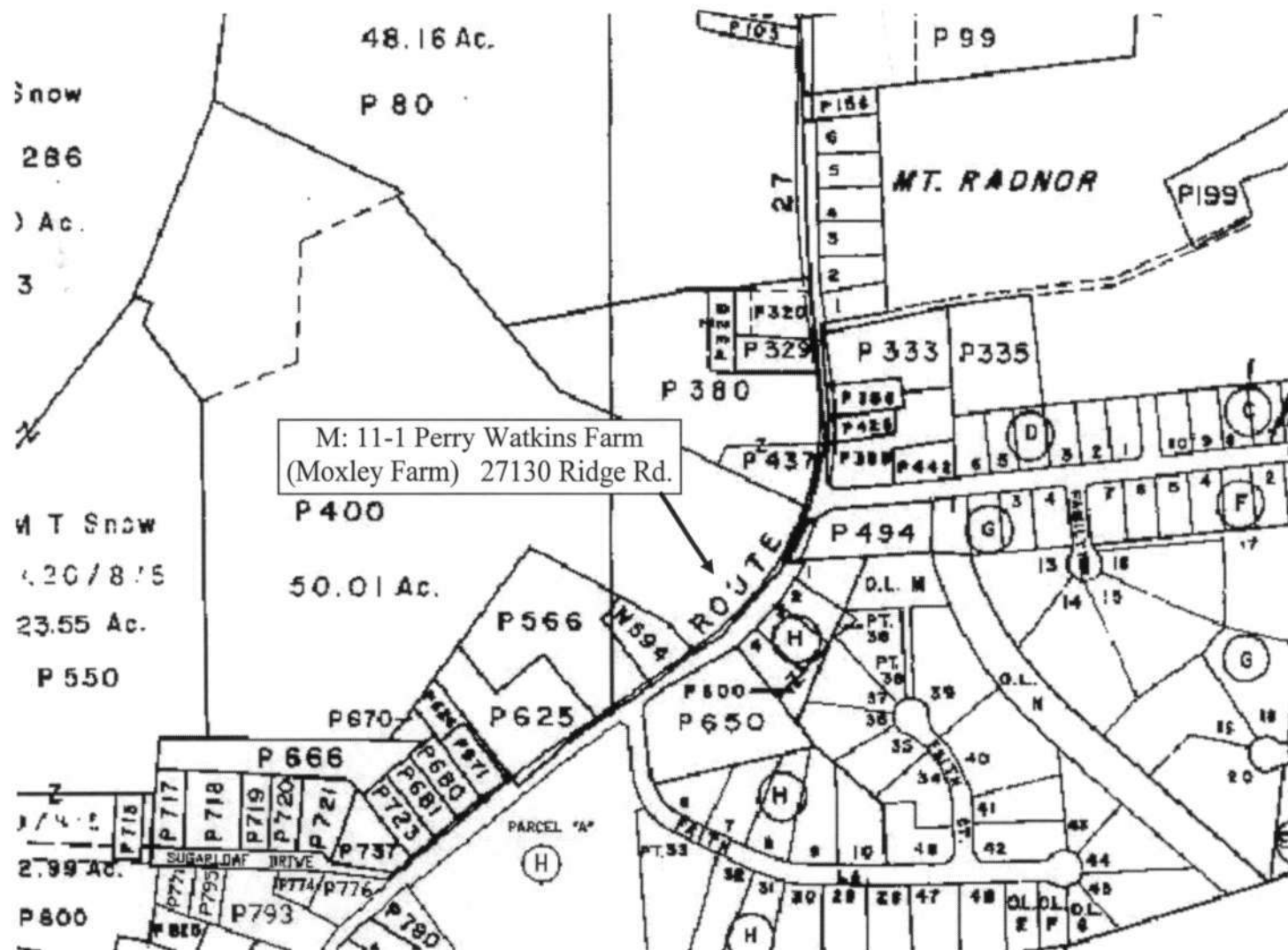
Significance of this property is:

National ☐ State ☐ Local ☐

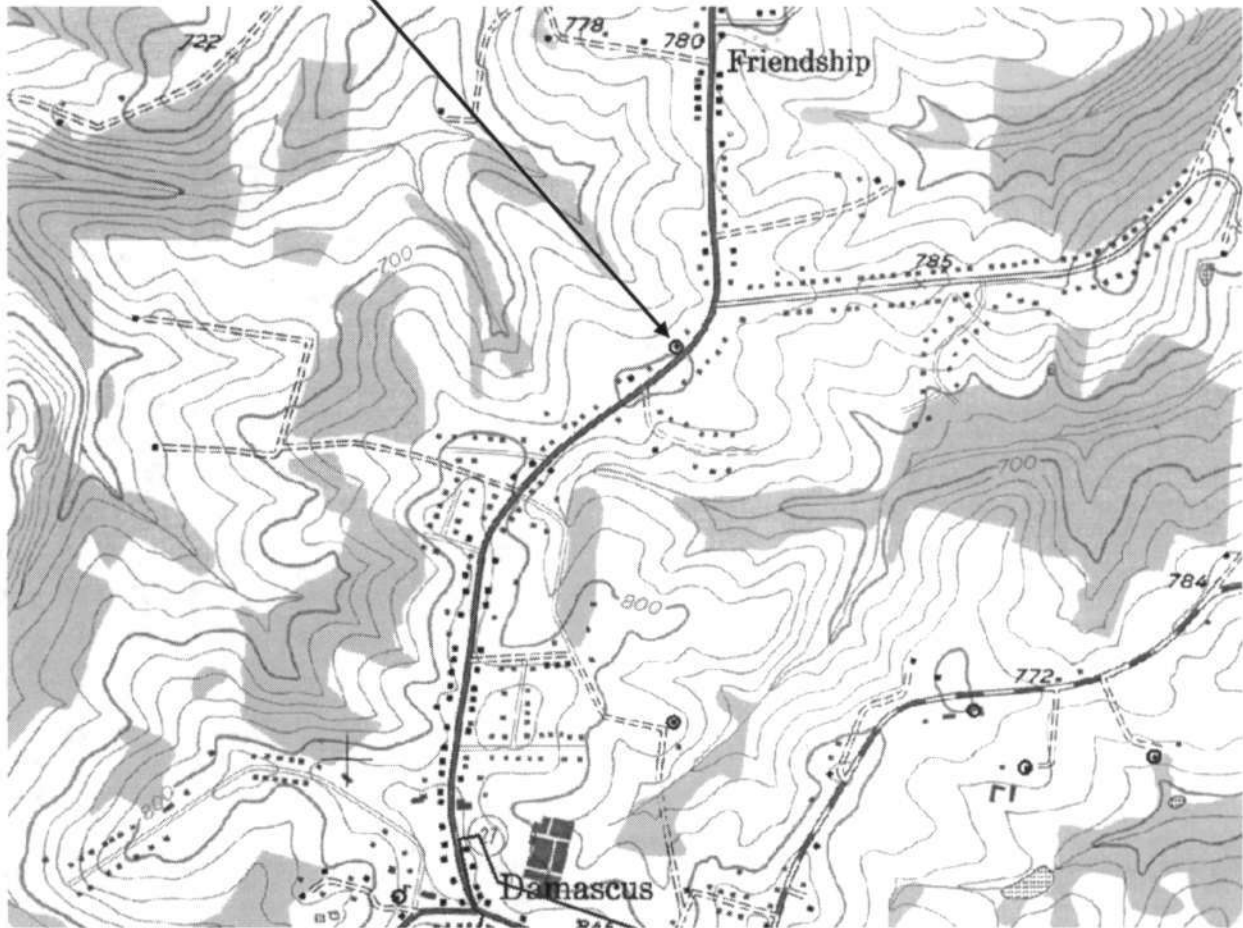
Signature

SEE INSTRUCTIONS

1-11:W



M: 11-1
Perry Watkins Farm (Moxley Farm)
27130 Ridge Road
Montgomery County
Damascus Quad





M: 11-1

Perry Watkins Farm (Moxley Farm)

27130 Ridge Road (MD 27), Damascus

Jennifer K. Cosham

10/5/2003

East Facade

M: 11-1

Perry Watkins Farm (Moxley Farm)

27130 Ridge Road (MD 27), Damascus

Shed S. of house

Jennifer K. Cosham

10/5/2003



M:11-1

Perry Watkins farm (Moxley Farm)

27130 Ridge Road (MD27) Damascus

Jennifer K. Cosham

10/5/2003

Northeast Facade

M:11-1

Perry Watkins Farm (Moxley Farm)

27130 Ridge Road (MD27), Damascus

Jennifer K. Cosham

10/5/2003

Carriage house, W. facade

M.11-1



Mill-1

Perry Watkins Farm (Moxley Farm)

27130 Ridge Road (MD27), Damascus

Jennifer K. Cosham

10/5/2003

carriage house, w. facade, w/other outbuilding
(Smokehouse?) beyond



N: #11-1

NAME PERRY WATKINS (FLOYD MOXLEY HOUSE)

LOCATION Rt. 27 OPP. GUE Rd DAMASCUS, Md

FACADE S

PHOTO TAKEN 1/8/74 M. OWYER



#11-1

NAME MOUNTAIN VIEWS AT D. WATKINS (F. MOXLEY FARM)

LOCATION Rt 27 + GUE Rd. DAMASCUS, Md.

M: 11-1

FACADE LOOKING W

PHOTO TAKEN 1/8/74 M. OWYER